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**MINUTES OF PUBLIC MEETING AND PUBLIC HEARINGS
NEWTON UPPER FALLS HISTORIC DISTRICT COMMISSION**

DATE: May 8, 2014

PLACE/TIME: City Hall, Room 202
7:30 p.m.

ATTENDING: Larry Schwirian, Chairman
Jeff Riklin, Member
Paul Snyder, Member
Don Lang, Member
Katy Hax Holmes, Acting Staff
See Attendance List

ABSENT: Seta Der Hohannesian, Secretary
Jay Walter, Member
Beth Corr, Alternate
Laurie Malcom, Alternate
John Sales, Alternate

The meeting was called to order at 7:30 pm with Larry Schwirian serving as Chairman. Voting permanent members were Larry Schwirian, Jeff Riklin, Paul Snyder, and Don Lang. Katy Holmes acted as recording secretary and the meeting was digitally recorded on an H2 Zoom recording device.

365-385 Elliot Street – Certificate of Appropriateness

Matthew Honan, representative for the owners of this building, presented their plan to reuse individual letters previously mounted on the building in the 1970s, and mount them in a new location on the building directly onto the brick surface. Mr. Honan explained that the wood fascia which previously held the letters was rotten, and the owners thought mounting the lettering onto the brick surface over the main entrance to the building would be a better long-term solution.

Materials Reviewed:

Photos of the building with Photoshop image of proposal

Snyder made a motion to approve the restoration and remounting of the letters as presented. Riklin seconded the motion and it passed unanimously 4-0.

51 Pettee Street – Certificate of Appropriateness

The owner of the condominium at this address, Paul Filgut, presented his plan to install a Harvey aluminum clad window facing Pettee Street. He told the Commission that the grid pattern would be the same as existing, 3/2, and that grids would be installed between the glass panes

Materials Reviewed:

Photos of the window opening from the exterior

Cut sheet of window specs

A Commission member stated that he had concerns about setting a precedent for the building, where other replacement windows on the former school building were Pella wood windows. The owner confirmed that his replacement window would be white with SDL and a similar muntin pattern to the previously approved windows.

Riklin made a motion to approve the Harvey aluminum clad windows as presented, with a 3/2 window profile, and in an appearance that matched other windows on the building. Lang seconded the motion and it passed unanimously 4-0.

223 Elliot Street – Certificate of Appropriateness

Matt Murphy, a representative from SolarFlair Energy Inc., presented the owner's plan to install solar panels on the south side of their roof on only one side of the two-family building. Mr. Murphy explained how the photovoltaic system operated and how the panels would be installed. He said the primary consideration was the condition of the roof and its lifespan. Mr. Murphy explained that the panels were attached to roof rafters and that each element had a silicone covering with a 1.5" aluminum rail on the edges.

Materials Reviewed:

Photos of the house

Specifications for the solar panels

Riklin made a motion to approve the solar panels as submitted due to the proposed location of the panels on a flat, south-facing roof surface, and that approvals of solar panels will be made on a case by case basis. Snyder seconded the motion and it was unanimously approved 4-0.

Administrative Discussion:

Approval of Minutes

The Commission approved the April 2014 minutes by attendees from those meetings who were present at this meeting.

The meeting was adjourned at 8:05 p.m.

Recorded by Katy Hax Holmes, Senior Planner

DATE: May 23, 2014

SUBJECT: 365-385 Elliot Street – Certificate of Appropriateness

At the regularly scheduled meeting and public hearing on May 8, 2014, the Newton Upper Falls Historic District Commission, by a vote of 4-0:

RESOLVED to approve the restoration and remounting of the letters as presented.

Voting in the Affirmative: Larry Schwirian, Chairman; Paul Snyder, Don Lang, Jeff Riklin

Katy Holmes, Acting Recording Secretary

DATE: May 23, 2014

SUBJECT: 51 Pettee Street – Certificate of Appropriateness

At the regularly scheduled meeting and public hearing on May 8, 2014, the Newton Upper Falls Historic District Commission, by a vote of 4-0:

RESOLVED to approve the Harvey aluminum clad window as presented, with a 3/2 window profile, and in an appearance that matches other windows on the building.

Voting in the Affirmative: Larry Schwirian, Chairman; Paul Snyder, Don Lang, Jeff Riklin

Katy Holmes, Acting Recording Secretary

DATE: May 23, 2014

SUBJECT: 223 Elliot Street – Certificate of Appropriateness

At the regularly scheduled meeting and public hearing on May 8, 2014, the Newton Upper Falls
Historic District Commission, by a vote of 4-0:

RESOLVED to approve the solar panels as submitted due to the proposed location of the panels on a flat, south-facing roof surface, and that approvals of solar panels will be made on a case by case basis.

Voting in the Affirmative: Larry Schwirian, Chairman; Paul Snyder, Don Lang, Jeff Riklin

Katy Holmes, Acting Recording Secretary